

FOR SALE



11607-09 West Washington Boulevard
Culver City, CA 90066

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary



Property Sale Description

Free-Standing Retail/Medical Building in Culver City for Sale. Currently vacant and ready for immediate occupancy.

Formerly occupied by Eye Do Lashes, a popular beauty salon specializing in eyelash extensions, lash lifts/perms, facial waxing, and skincare services. Prior to Eye Do Lashes, the building was occupied by a dental office and a general practitioner's office.

The building consists of 1,540 SF and features a lobby area, five treatment rooms, a large employee break area, and ample storage.

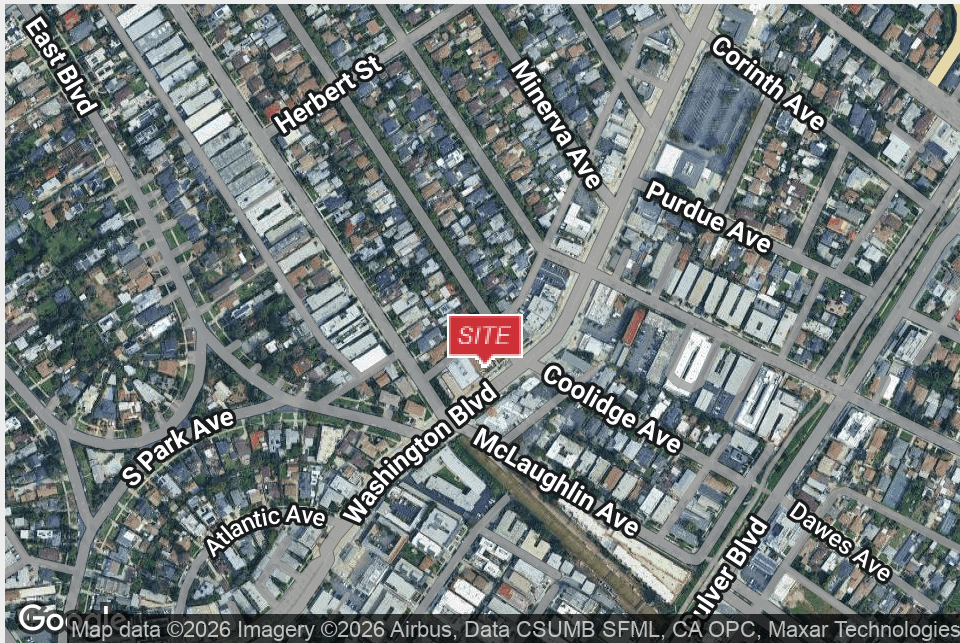
Zoned Culver City Mixed Use Corridor 1. APN: 4233-006-003.

Offering Summary

Sale Price:	\$1,300,000
Building Size:	1,540 SF
Price Per Square Foot:	\$844.15 PSF

Demographics	1 Mile	2 Miles	3 Miles
Total Population	41,349	143,786	263,057
Average HH Income	\$145,297	\$161,702	\$172,993

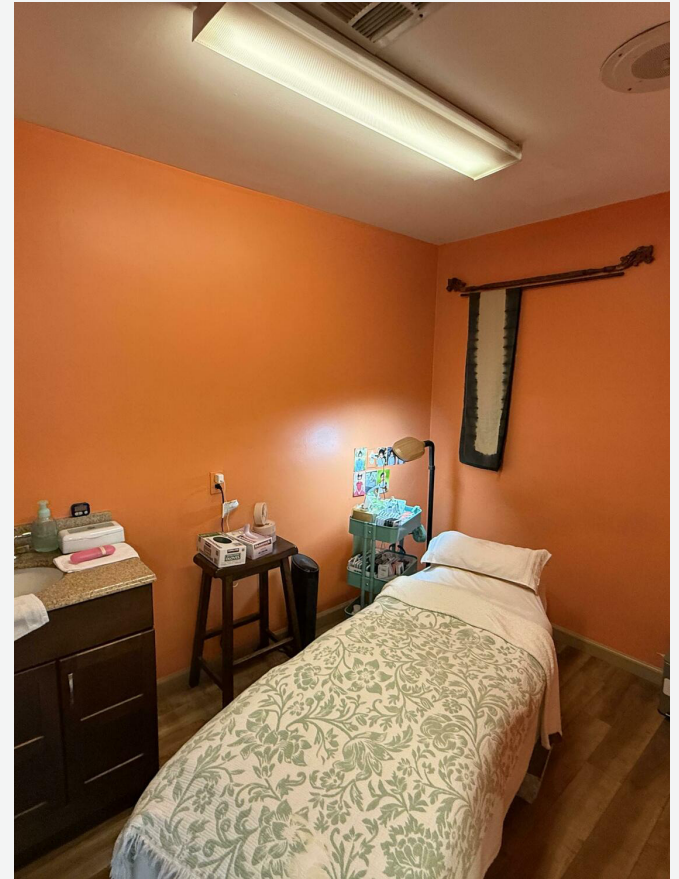
Property Details & Highlights



Property Type	Retail
Property Subtype	Free-Standing Building
Building Size	1,540 SF
Lot Size	2,509 SF
APN	4233-006-003
Zoning	Culver City, Mixed Use Corridor 1
Year Built	1957
<i>Available June 1, 2026</i>	

- Ideal for Retail & Light Medical Uses
- Highly Affluent Area - \$155,000 Avg Household Income in 3 Mile Radius
- Dense Population - 270,000 in 3 Mile Radius
- Local Feel - Walking Distance from The Oval neighborhood
- High Visibility - 23,000 Cars Pass Daily

Photos



Demographics Map & Report

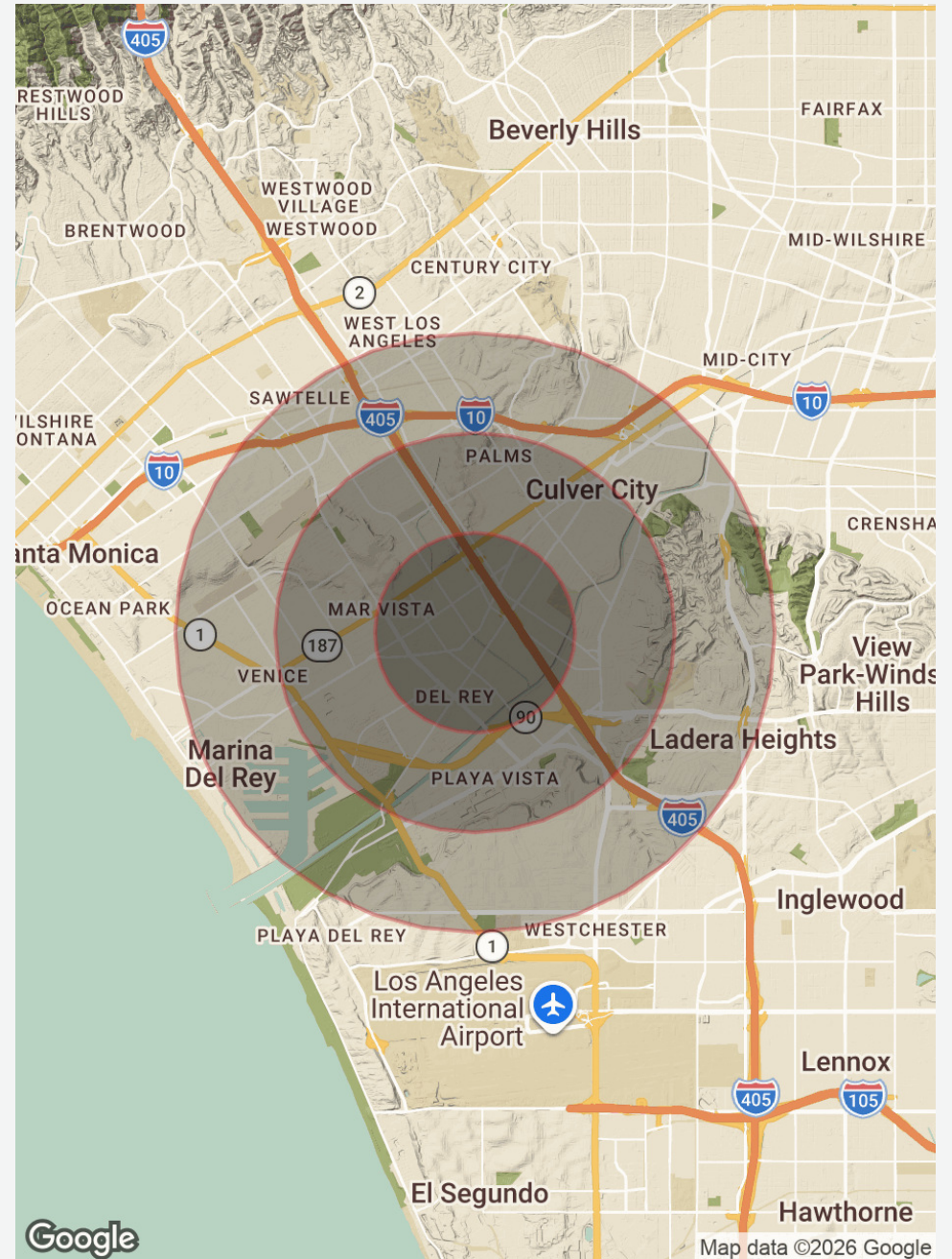
Population	1 Mile	2 Miles	3 Miles
Total Population	41,349	143,786	263,057
Average Age	37.8	38.9	39.1
Average Age (Male)	36.6	38.2	38.4
Average Age (Female)	38.2	39.4	39.8

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	17,390	66,644	119,534
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$145,297	\$161,702	\$172,993
Average House Value	\$1,496,373	\$1,464,061	\$1,556,092

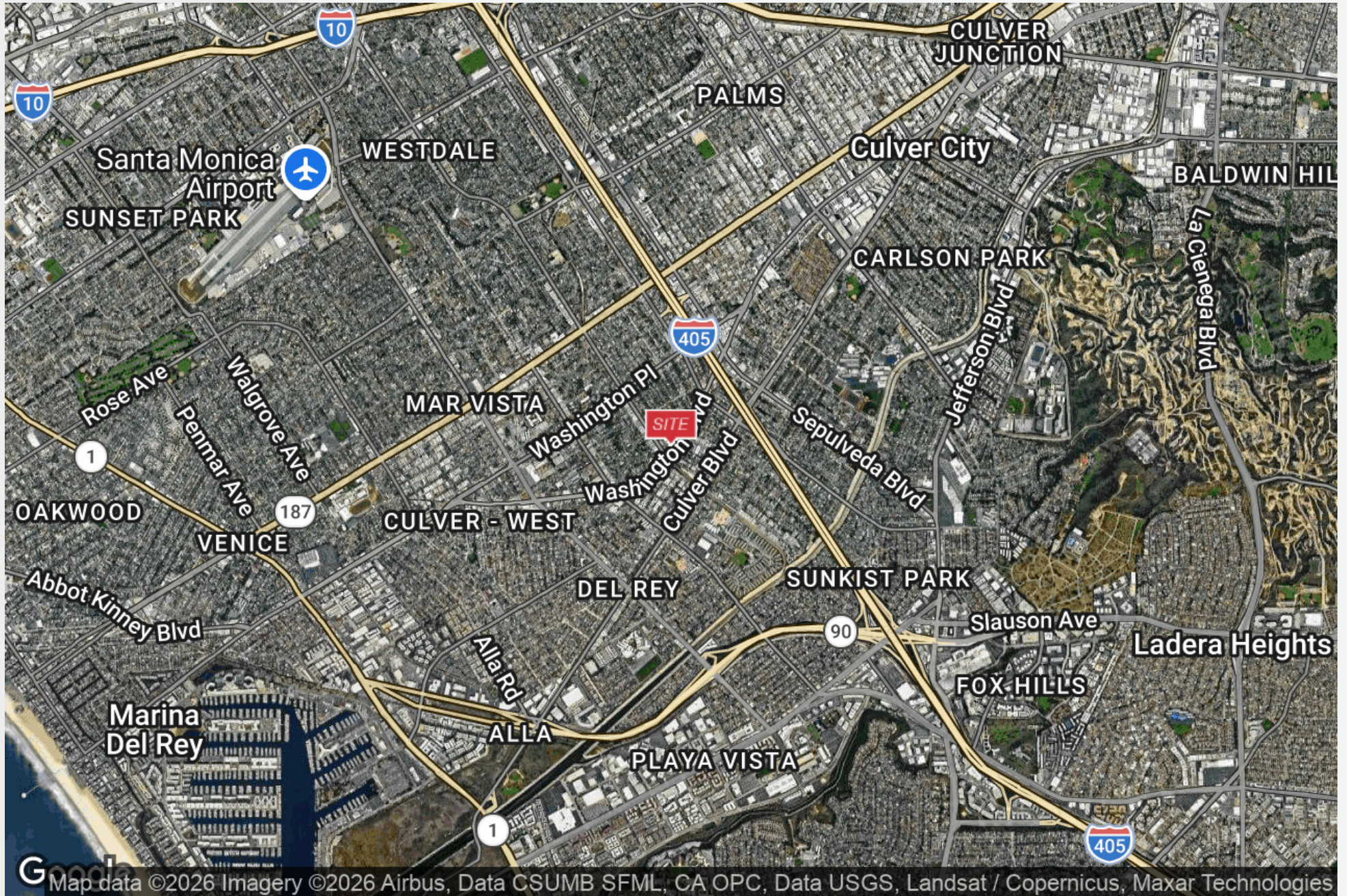
2023 American Community Survey (ACS)

Daily Traffic Counts

Collection Street	Cross Street	Traffic Volume
Washington Blvd	East Blvd SW	22,843
Washington Blvd	Berryman Ave NE	23,055
Washington Blvd	Atlantic Ave SW	21,284



Location Map





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